



Exhibit 3

**This exhibit is a booklet
entitled:**

**Montana Dept of
Revenue
Property Assessment
Division
Reappraisal Sub-
Committee**

January 30, 2009

**This exhibit contains the
maximum amount of
pages that can be scanned,
therefore only the first 10
pages have been scanned
to aid in your research.**

**The original exhibits are
on file at the Montana
Historical Society and
may be viewed there.**

**Montana Historical Society
Archives**

225 N. Roberts

Helena MT 59620-1201

Phone (406) 444-4774

2009 Legislative Scanner Susie Hamilton



Montana Department of Revenue

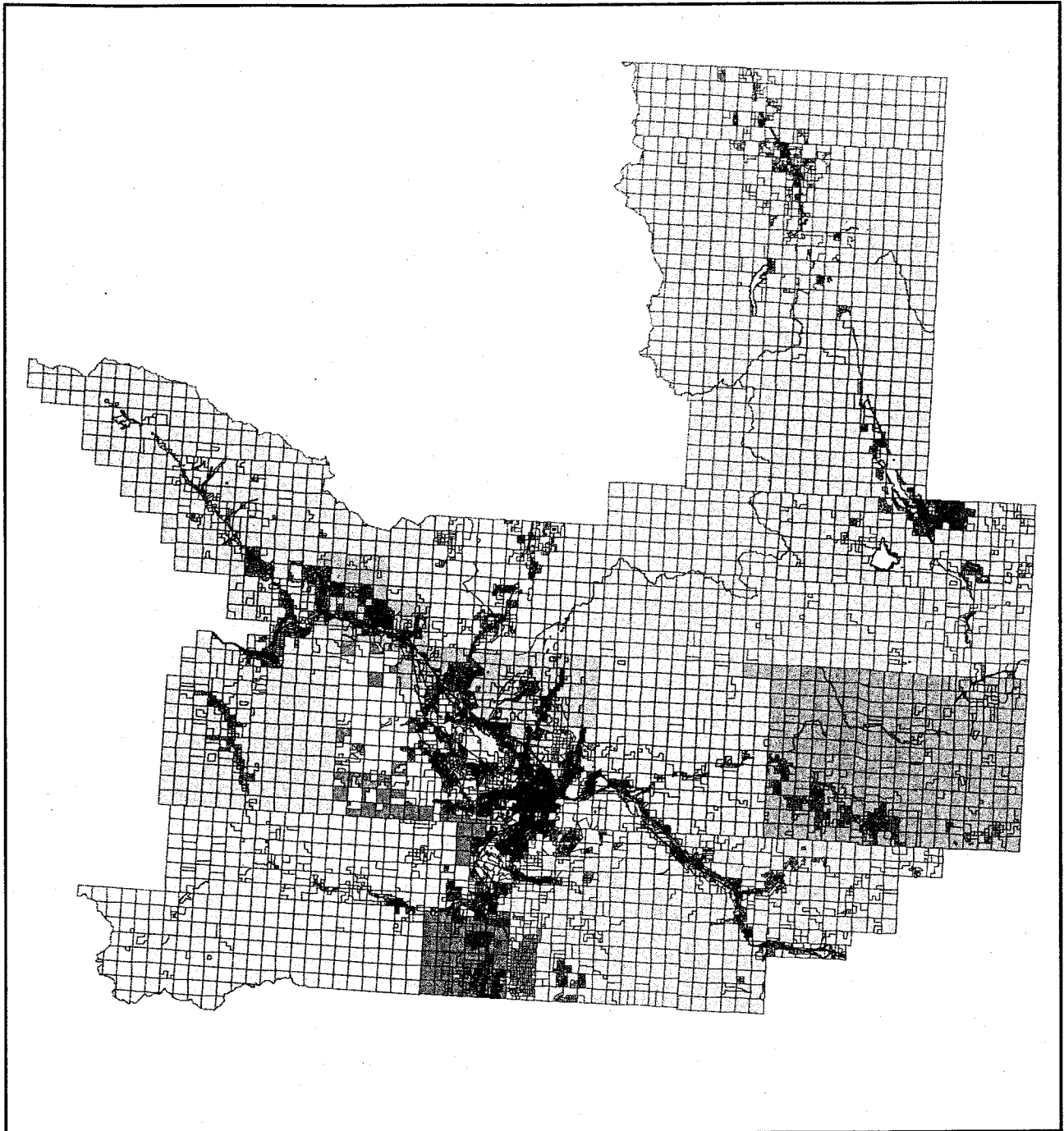
Property Assessment Division

Reappraisal Subcommittee
January 30, 2009

Missoula County Reappraisal Neighborhoods

Legend

- | NEHD |
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Missoula County - Neighborhoods - Residential

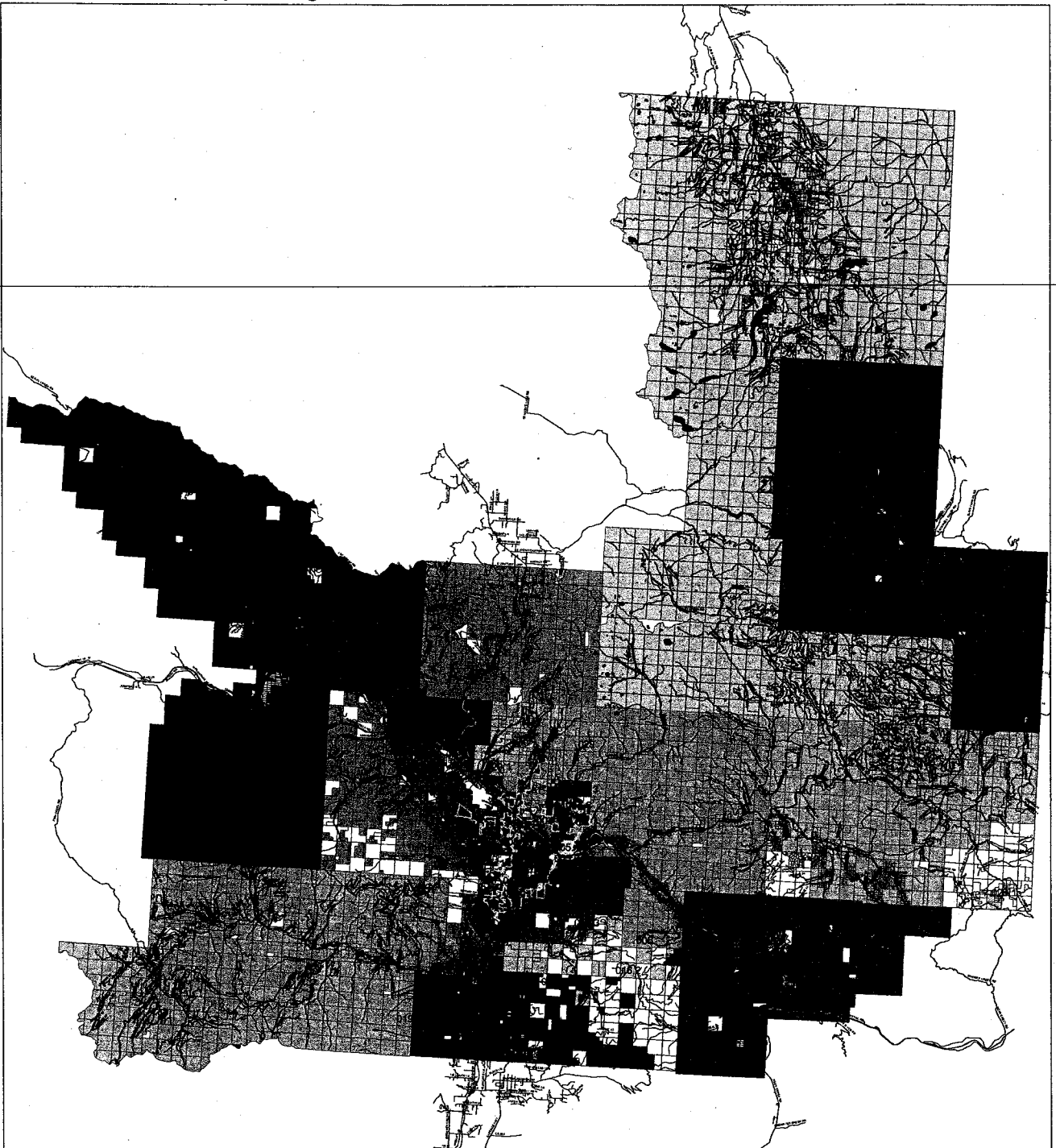
2009 Reappraisal Cycle



Legend

Missoula_NBHD Residential
NBHD_2009

- 002
- 003
- 003.1
- 004
- 004.1
- 004.2
- 004.3
- 004.C
- 005
- 005.1
- 005.2
- 005.3
- 005.C
- 006
- 006.1
- 006.3
- 007
- 008
- 009
- 010
- 010.2
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- 020.5
- 021
- 022
- 022.1
- 023
- 023.1
- 024
- 024.1
- 024.C
- 024.G
- 025
- 025.C
- 026
- 027
- 028
- 029
- 029.1



Legend

Citylimits_Missoula

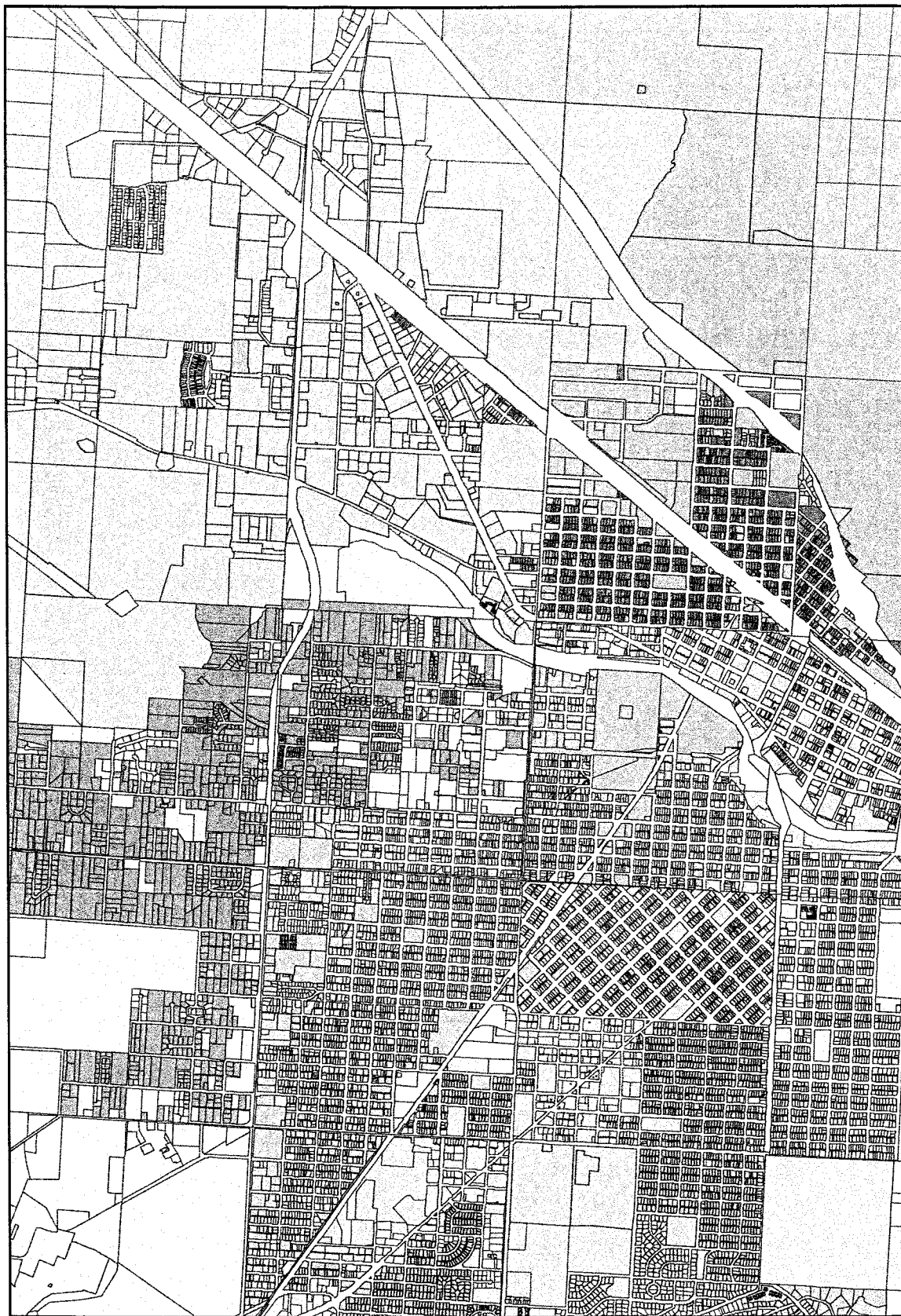
0 2.5 5 10 15 20 25 30 Miles



Missoula City Reappraisal Neighborhoods

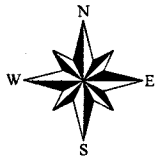
Legend

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City of Missoula - Neighborhoods

2009 Reappraisal Cycle

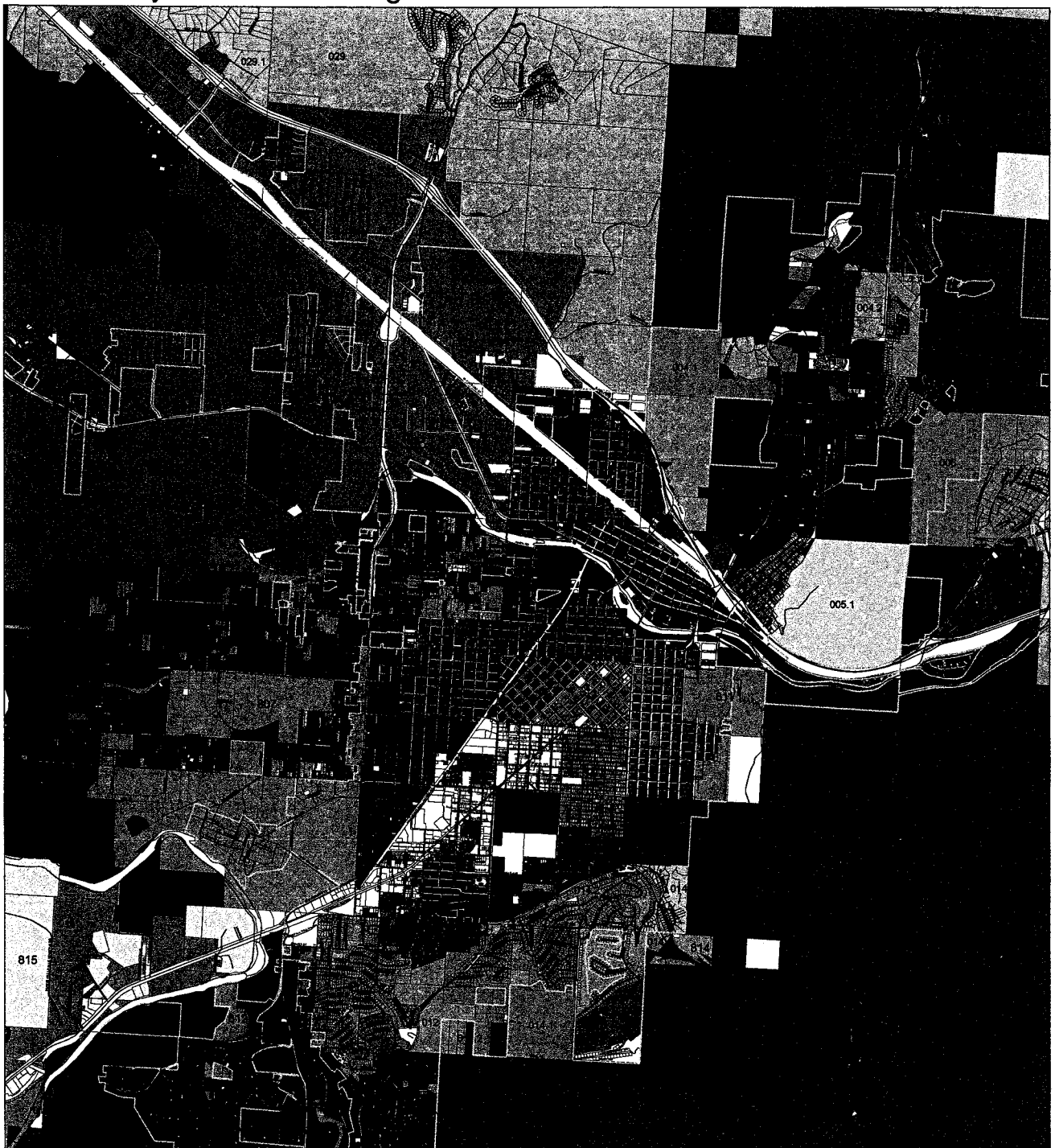


- Legend**
Missoula_NBHD Commercial
NBHD_2008
- #02
 - #02.1
 - #02.2
 - #03
 - #03.1
 - #05
 - #07
 - #08
 - #11
 - #12
 - #13
 - #14
 - #15
 - #30

- Legend**
Missoula_NBHD Residential
NBHD_2009
- #02
 - #03
 - #03.1
 - #04
 - #04.1
 - #04.2
 - #04.3
 - #04.C
 - #05
 - #05.1
 - #05.2
 - #05.3
 - #06.C

- #17
- #08
- #09
- #10
- #10.2
- #11
- #12
- #12.1
- #12.2
- #13
- #13.1
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- #14.1
- #14.2
- #14.3
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- #20.5
- #21
- #22
- #22.1
- #23
- #23.1
- #24
- #24.1
- #24.C
- #24.O
- #25
- #25.C
- #26
- #27
- #28
- #29
- #29.1

- Legend**
- Citylimits_Missoula



0 0.25 0.5 1 1.5 2 2.5 3 Miles





Comparable Sales Report

MONTANAPROD

For Property: 2200-32-4-02-41-0000

Comp Sheet Format: Residential Montana

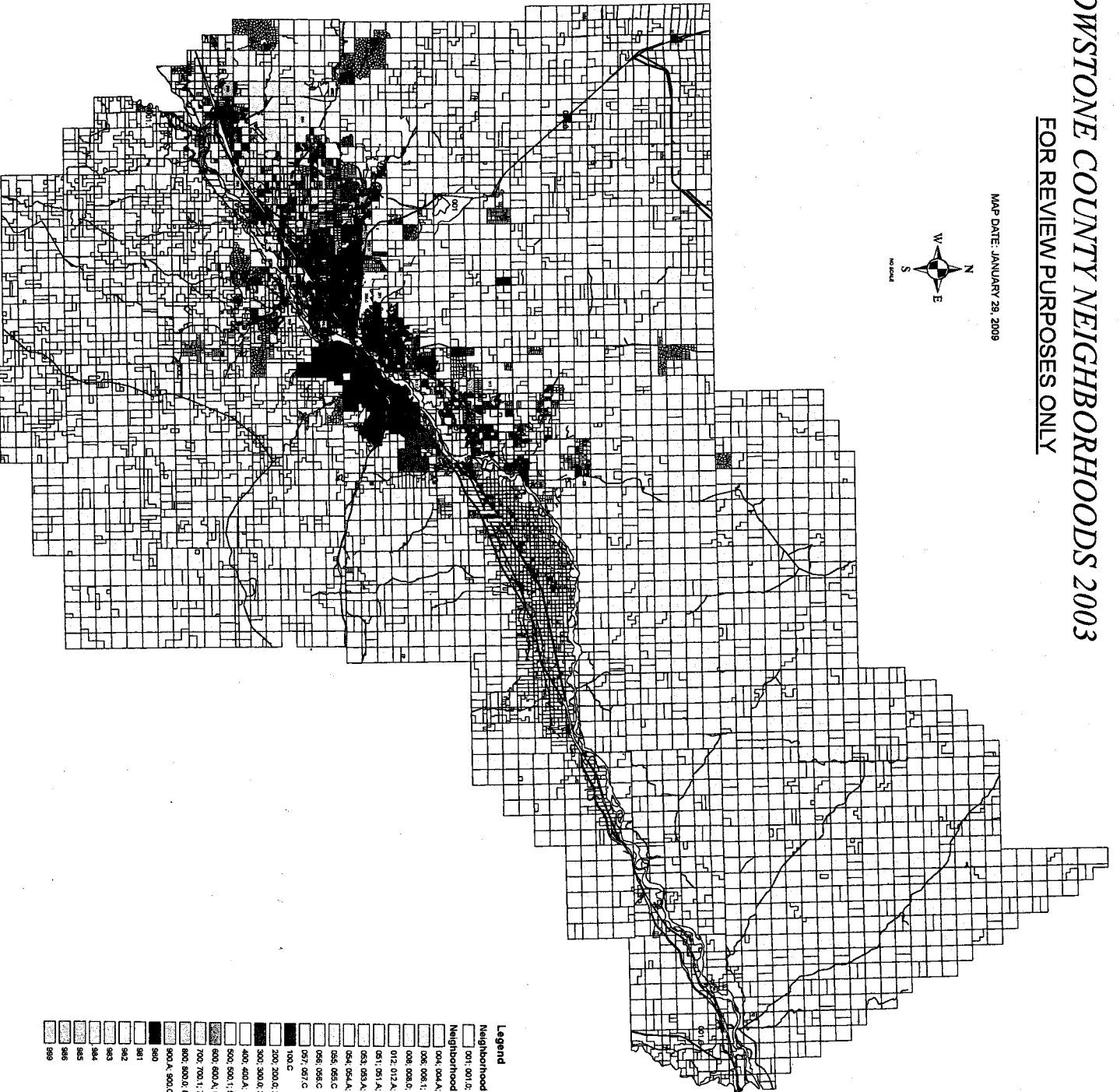
Market Area: MODEL 2

Geocode	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
2200-32-4-02-41-0000		2200-32-4-02-37-0000	2200-32-4-01-65-0000	2200-32-4-01-57-0000	2200-32-4-02-52-0000	2200-32-4-12-20-0000
Address	BELLECREST DR	34TH ST	36TH ST	35TH ST	BELLECF	35TH ST
Total Land Area in Acres	.50	.44	.34	.25	.25	.26
Neighborhood	013.1	013.1	013.1	013.1	013.1	013.1
DWELLING INFORMATION						
Year Built / Eff Year	1965/0	1964/0	1961/0	1966/0	1968/0	1956/0
Style	03 - Ranch	03 - Ranch	03 - Ranch	03 - Ranch	08 - Conventional	03 - Ranch
Story Hgt / Attic	1.0	1.0	1.0	1.0	1.0	1.0
Grade / CDU	5+V/G	5+V/G	5+V/G	5+V/G	5+V/G	5+V/G
Bedrooms / Baths	3/1.5	3/2.5	3/3.5	3/2.0	4/2.0	4/2.0
Heating Type	Central	Central	Central	Central	Central	Central
Total Living Area	1,664	1,559	1,763	1,488	1,689	1,672
Bsmt Area / Finished Area	1664.0/832	1104.0/828	1763.0/1763	1488.0/100	1689.0/600	1672.0/418
Garage Att / Det	550/0	528/0	651/0	528/0	650/0	484/0
Porch Open / Enc	30/0	161/0	432/0	24/0	103/0	54/0
Deck	256	528		220		286
SALE AND VALUE INFORMATION						
Total Land Value	\$110,959	\$109,038	\$105,927	\$103,076	\$103,112	\$103,354
Total Building Value	\$166,669	\$133,101	\$246,887	\$138,644	\$139,617	\$146,998
Total Cost Value	\$277,628	\$242,139	\$352,814	\$241,720	\$242,729	\$250,352
Sale Date		06/14/2004	06/20/2007	06/26/2006	08/24/2004	03/19/2007
Sale Price		\$259,500	\$305,000	\$237,500	\$236,000	\$242,500
Sale Price / SF		\$166.45	\$173.00	\$159.61	\$139.73	\$145.04
Market Average	\$323,636	\$239,476	\$344,866	\$257,661	\$250,370	\$278,211
Adj Sale Price		\$343,661	\$283,770	\$303,475	\$309,266	\$287,926
Market Value	\$304,200					
Comparability		21	23	35	37	37
Excessive Adj or NC						

YELLOWSTONE COUNTY NEIGHBORHOODS 2003

FOR REVIEW PURPOSES ONLY

MAP DATE: JANUARY 29, 2009

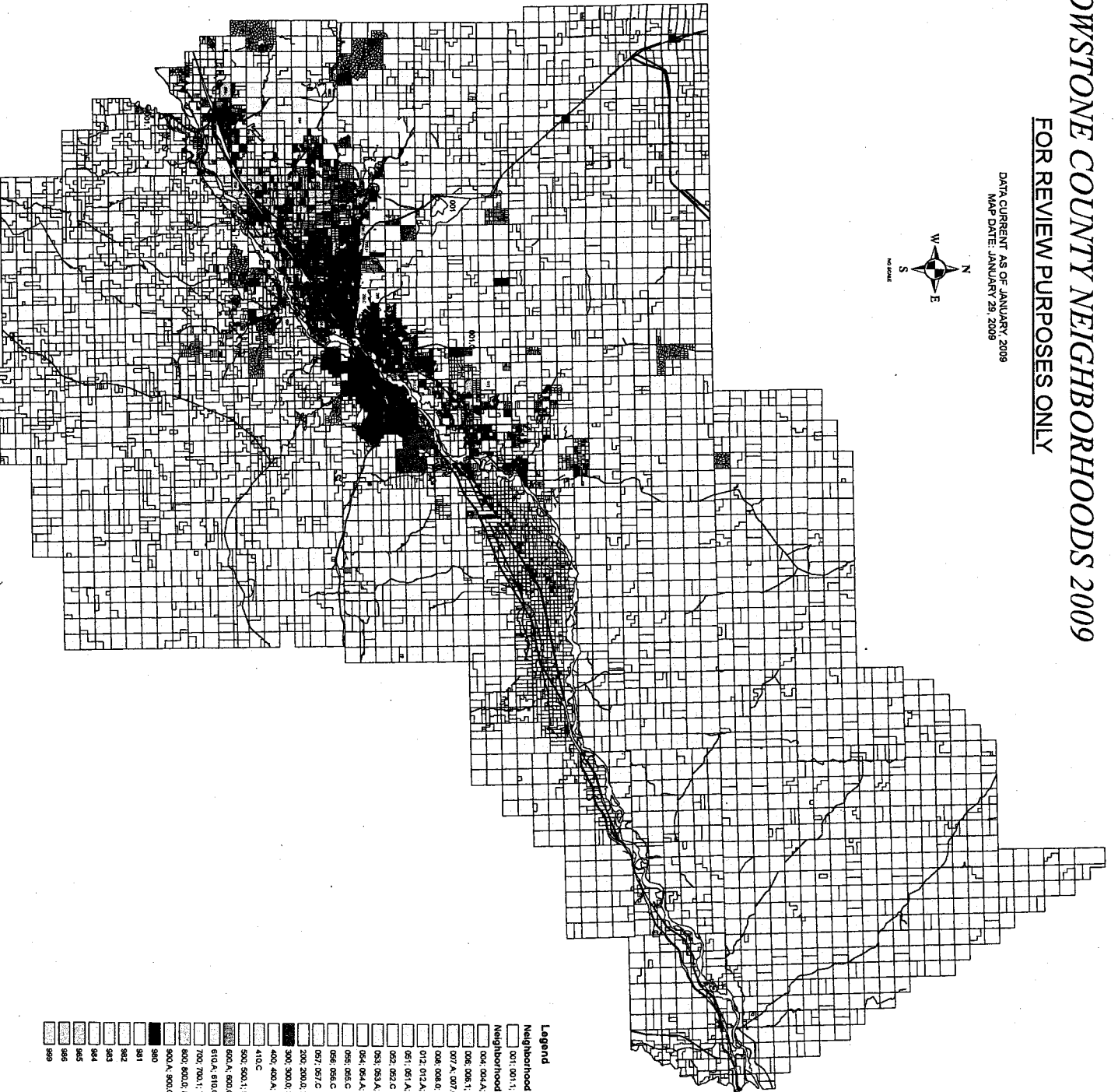


- Legend**
- Neighborhood 1**
 - 001, 001.G, 001.I, 001.A, 001.C
 - Neighborhood 4, 999**
 - 004, 004.A, 004.C
 - 006, 006.I, 006.Z, 006.A, 006.C
 - 008, 008.C, 008.I, 008.A, 008.C
 - 012, 012.A, 012.C
 - 051, 051.A, 051.C, 052, 052.C
 - 053, 053.A, 053.C
 - 064, 064.A, 064.C
 - 065, 065.C
 - 066, 066.C
 - 067, 067.C
 - 100, C
 - 200, 200.C, 200.I, 200.Z, 200.A, 200.B, 200.C, 200.H
 - 300, 300.C, 300.I, 300.Z, 300.A, 300.C
 - 400, 400.A, 400.C
 - 500, 500.I, 500.A, 500.C
 - 600, 600.A, 600.C
 - 700, 700.I, 700.Z, 700.A, 700.C
 - 800, 800.C, 800.I, 800.Z, 800.A, 800.C
 - 900, 900.C
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 - 989

YELLOWSTONE COUNTY NEIGHBORHOODS 2009

FOR REVIEW PURPOSES ONLY

DATA CURRENT AS OF JANUARY 2009
MAP DATE: JANUARY 29, 2009

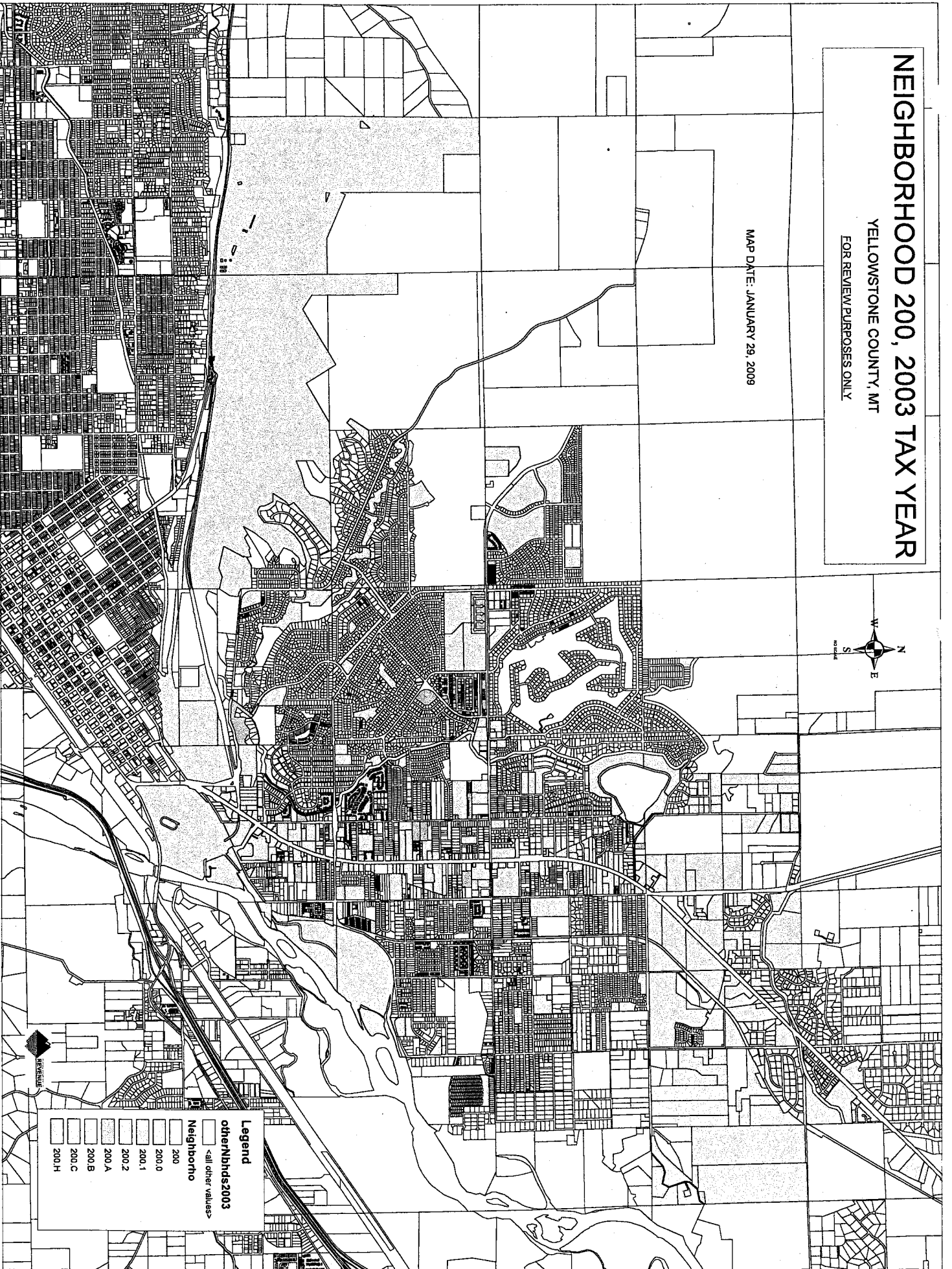
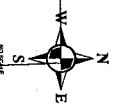


- Legend**
- Neighborhood 1**
 - 001, 001.1, 001.A, 001.C
 - Neighborhoods 4 - 999**
 - 004, 004.A, 004.C
 - 006, 006.1, 006.2, 006.A, 006.C
 - 007.A, 007.C
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 - 400, 400.A, 400.C
 - 410.C
 - 500, 500.1, 500.A, 500.C
 - 600.A, 600.C
 - 610.A, 610.C
 - 700, 700.1, 700.2, 700.3, 700.4, 700.5, 700.A, 700.C
 - 800, 800.0, 800.1, 800.A, 800.C
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NEIGHBORHOOD 200, 2003 TAX YEAR

YELLOWSTONE COUNTY, MT
FOR REVIEW PURPOSES ONLY

MAP DATE: JANUARY 29, 2009



Legend

other/bhds2003

<all other values>

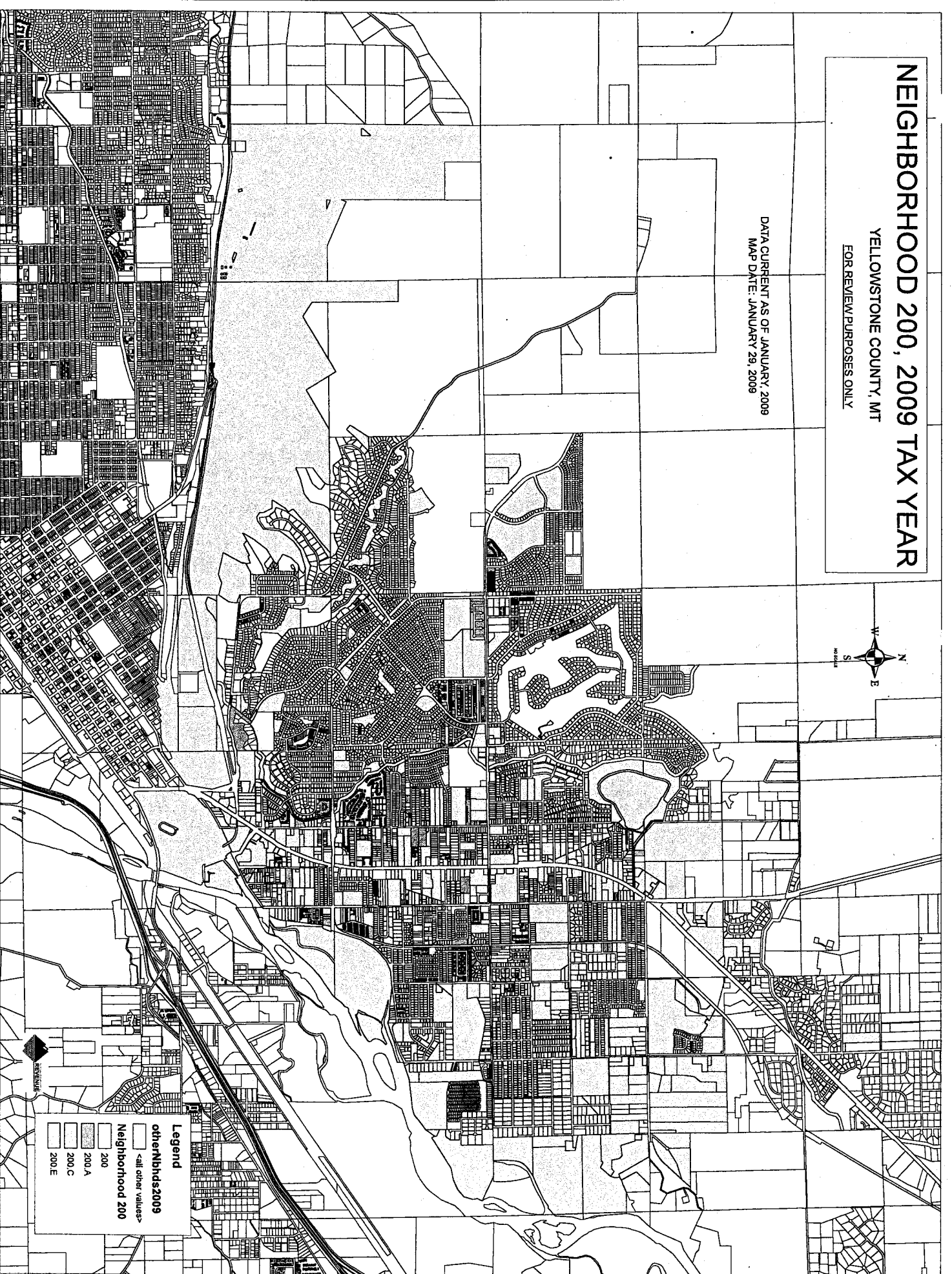
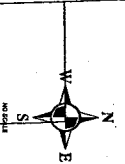
Neighborhood

200
200.0
200.1
200.2
200.A
200.B
200.C
200.H

NEIGHBORHOOD 200, 2009 TAX YEAR

YELLOWSTONE COUNTY, MT
FOR REVIEW/PURPOSES ONLY

DATA CURRENT AS OF JANUARY 2009
MAP DATE: JANUARY 29, 2009



Legend
other/bhds 2009
<all other values>
Neighborhood 200
200
200 A
200 C
200 E

(SUB) NEIGHBORHOOD DATA FORM (AB-64)COUNTY NAME Deer Lodge COUNTY # 30(SUB) NEIGHBORHOOD ID # 6**1. IDENTIFICATION AND REFERENCE**

Area Name: Western Addition

Taxing District: 10C No. 0326

School Districts: Elementary High School

Zoning N/A

2. BOUNDARIES**Code #**

North	<u>Warm Springs Creek</u>	<u>1</u>
East	<u>Cottonwood Street / West Elementary School</u>	<u>2</u>
South	<u>City Limits</u>	<u>2</u>
West	<u>City Limits</u>	<u>2</u>

Delineation Codes

1. Natural Boundary (river, rimrock, mountains, valley, etc.)
2. Man-made Boundary (roads, railroads, canals, highways, etc.)
3. Political Boundary (city limits, zoning & taxation districts, etc.)

3. CHARACTERISTICS (CHECK those that apply)

Type: ☒ URBAN ☐ SUBURBAN ☐ SUBDIVISION ☐ RURAL ☐ AGRI. ☐ RECREATIONAL

Predominant Land Use: ☒ RESIDENTIAL ☐ AGRI. ☐ COMMERCIAL ☐ INDUSTRIAL ☐ OTHER

Life Cycle Rate of Change: ☐ SLOW ☒ STEADY ☐ RAPID

Neighborhood Life Cycle: ☐ GROWTH ☒ STABILITY ☐ DECLINE

Demand / Supply: ☐ SHORTAGE ☒ IN BALANCE ☐ OVERSUPPLY

Density: ☐ LOW ☐ MEDIUM ☒ HIGH

Rate of Turnover: ☐ LOW ☒ MEDIUM ☐ HIGH

Typical Lot Size: 60 X 120 Topography: Level

NEIGHBORHOOD #006

Neighborhood #006 is the western addition to the city of Anaconda. This neighborhood is comprised of the Second Western Addition, the Southwestern Addition, and the Second Southwestern Addition, all annexed to the city at different times as expansion dictated. It is bordered on the North by Warm Springs Creek, and agriculture land, and on the South by a steep hillside. The East boundary is comprised of a small shopping center and the West Elementary School and play ground, located on Cottonwood Street. To the West of this neighborhood are the city limits and more agriculture land. The majority of residences in this neighborhood were built between 1950 and 1960. The single family residences are of average to above average construction, and in good to excellent condition, all being well maintained. The average lot size is 60' X 120', or 7,200 square feet, giving ample area for construction, yet providing good spacing between structures. The price range of a typical residence is between \$ 50,000 and \$ 120,000. This neighborhood is classified as a Low Density Residential Development District. Permitted uses, in compliance with the specification and performance standards are single family dwellings, home occupations,(within the zoning restrictions), accessory uses and buildings, and minor utility installations. Special permit uses are required for churches and schools, and parks and other public recreation facilities. The site is level with adequate drainage and no known problems. It is populated by middle class, upper middle class, and high income residents, with the majority of residences being owner occupied. The marketability for the area is good, with few disturbances in this area. Schools, shopping, and churches are all within close proximity of the neighborhood. Police and fire protection are available, as well as all necessary utilities: electricity, water, sewer, gas, telephone service, paved streets, and sidewalks. There has been a marked increase in market values for this area.